



SECOND GENERATION SPACE

SE 52ND & WOODSTOCK

5975 SE 52nd Avenue, Portland, OR

AVAILABLE SPACE

1,155 RSF ground floor commercial space with shared access to common area corridor with amenities and two (2) ADA restrooms.

RENTAL RATE

\$25.00/SF/YR, NNN

TRAFFIC COUNTS

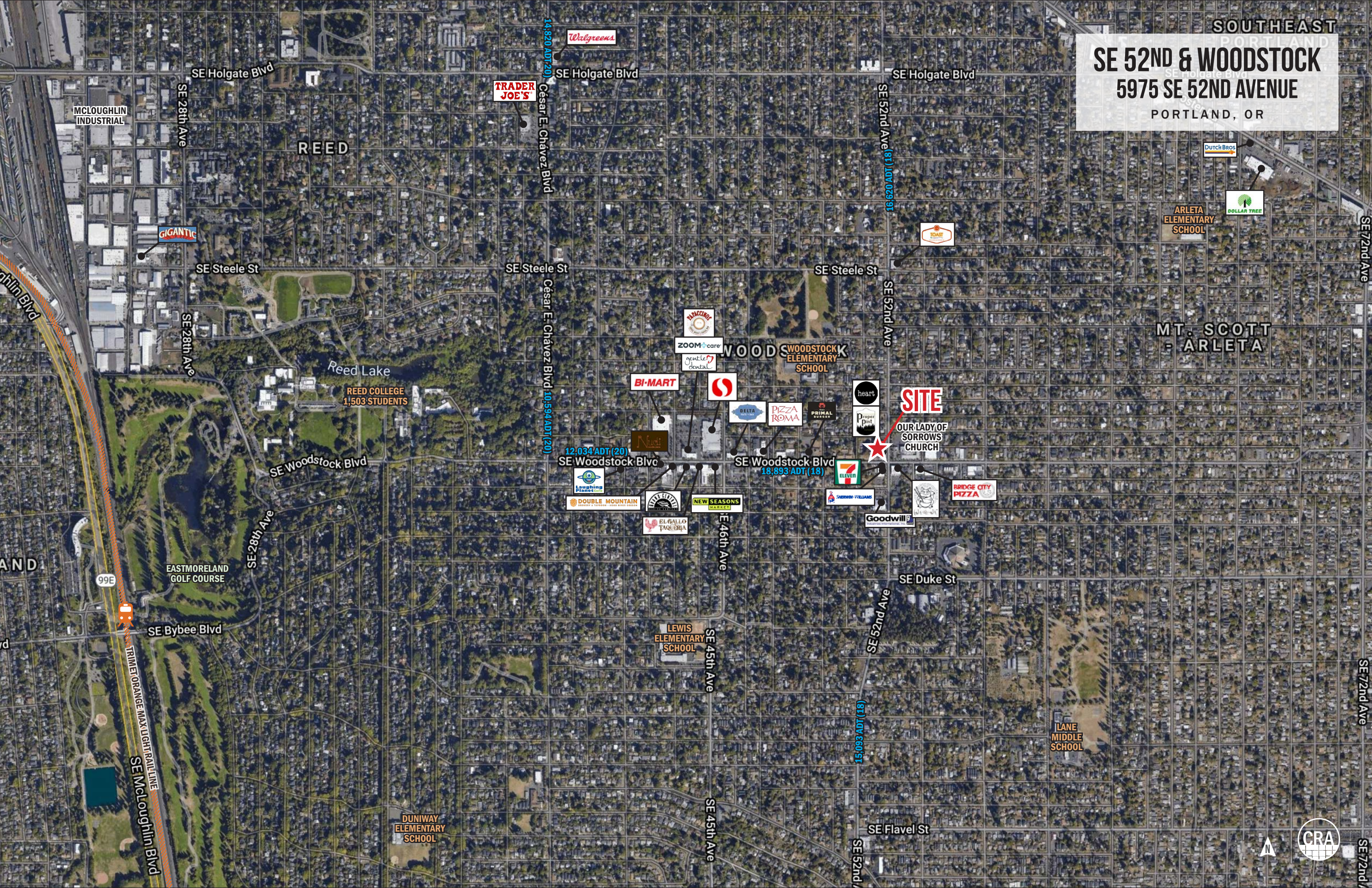
SE Woodstock - 18,893 ADT ('18)

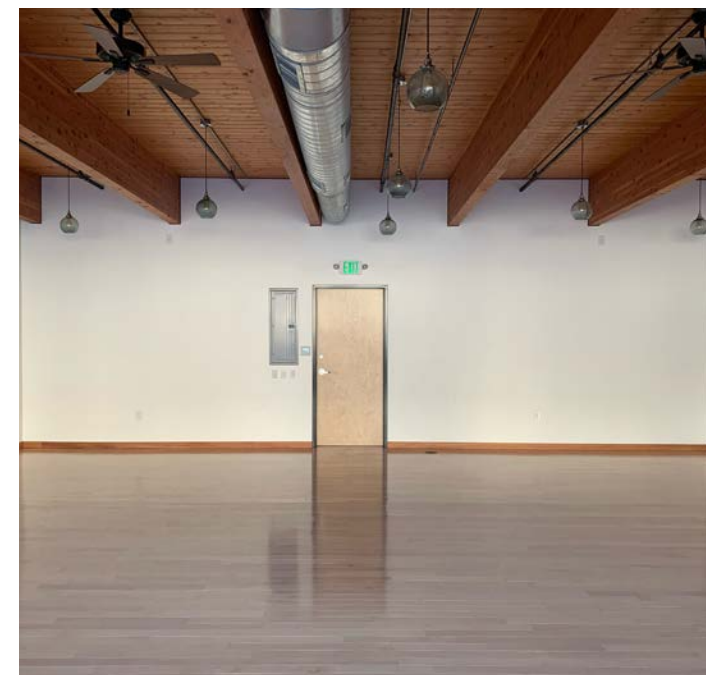
HIGHLIGHTS

- Located in the hot SE Woodstock neighborhood at the corner of SE 52nd and Woodstock
- Modern, clean layout, updated design features and building systems
- Neighboring Tenants: Heart Coffee and Proper Pint
- Excellent, well-located second generation retail/office/wellness space
- Move-in-ready!

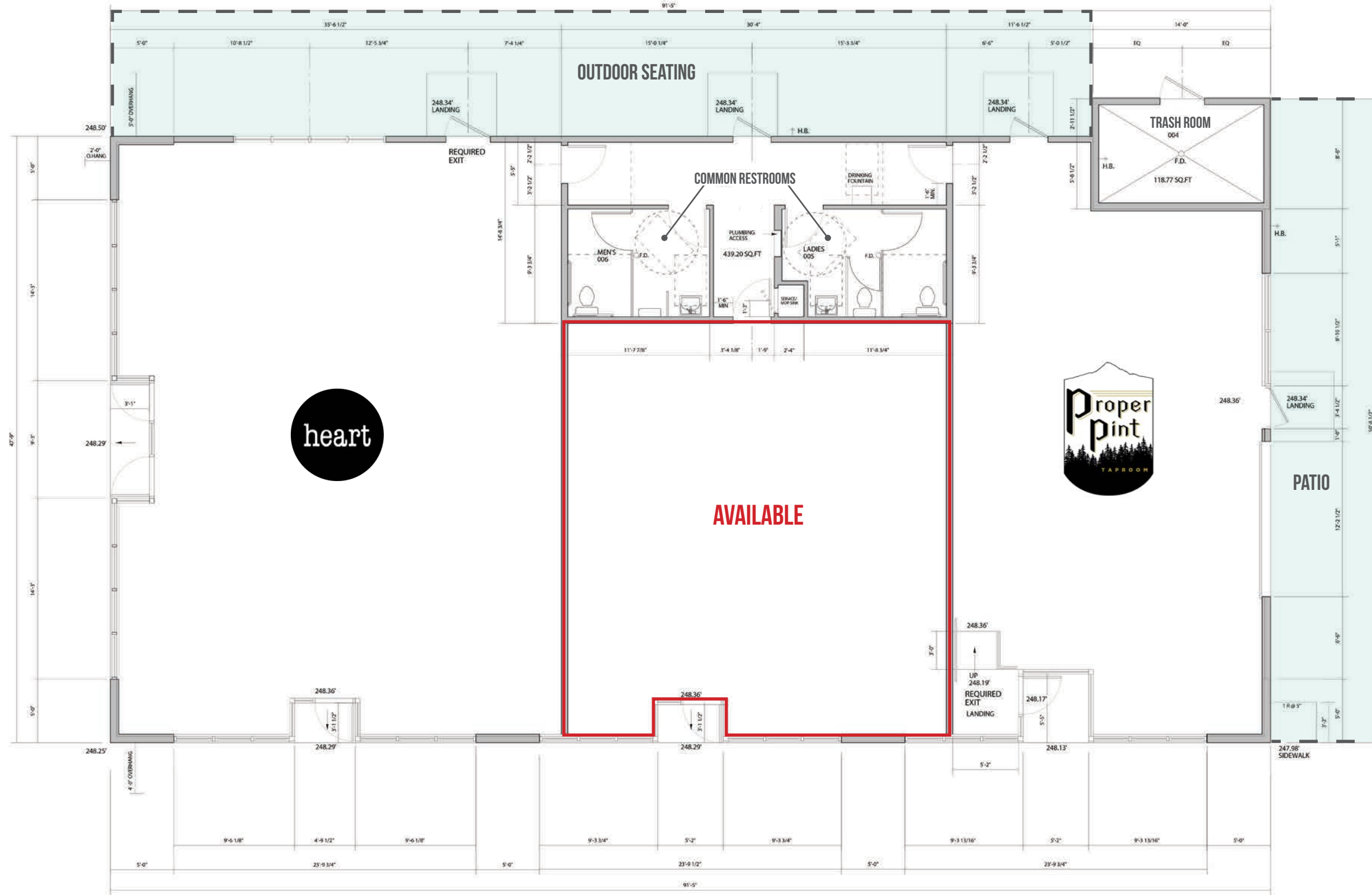


SOUTHEAST PORTLAND
SE 52ND & WOODSTOCK
5975 SE 52ND AVENUE
PORTLAND, OR





SE WOODSTOCK BLVD



SE 52ND AVE



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

SE 52ND & WOODSTOCK

5975 SE 52ND AVENUE

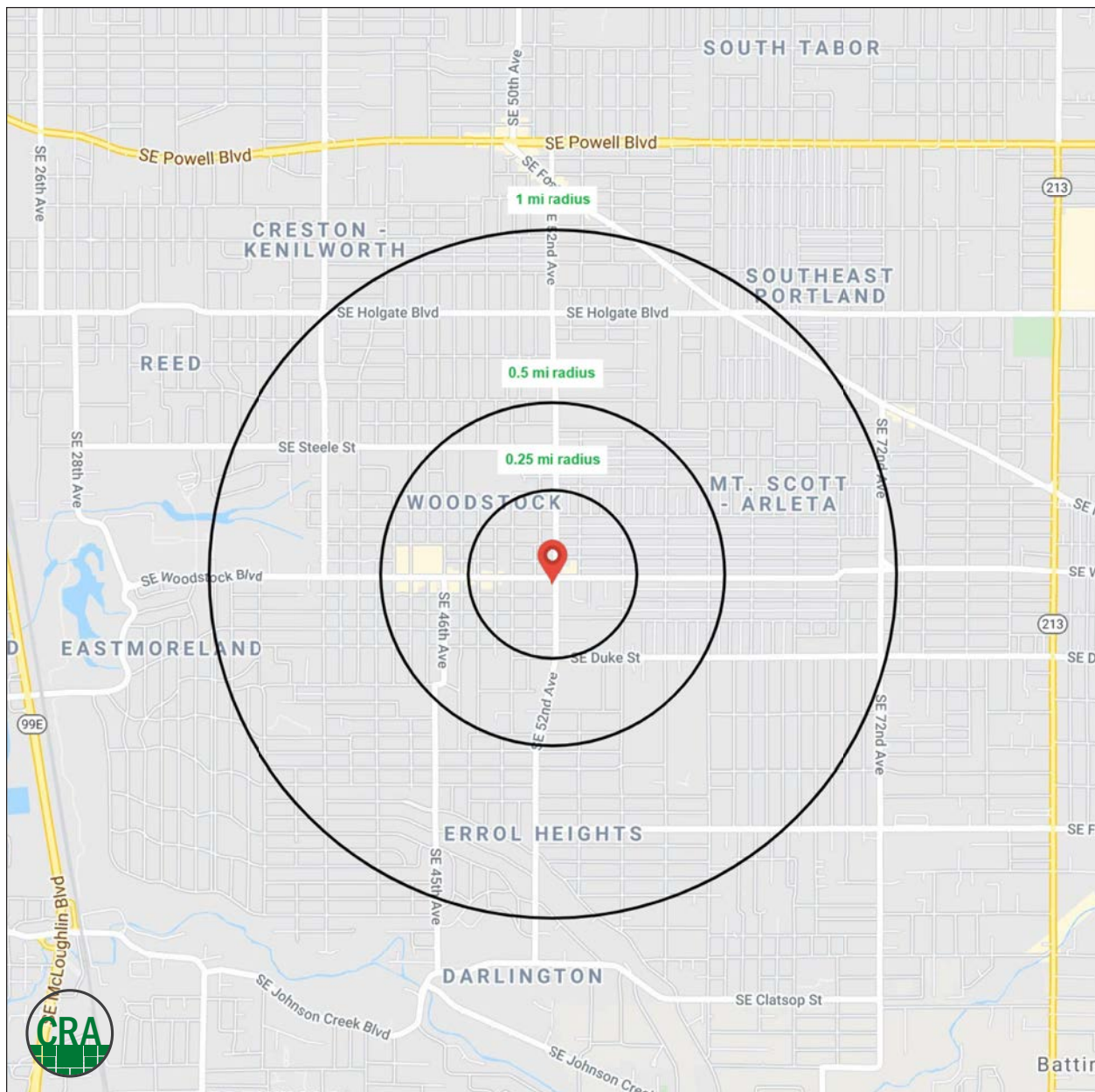
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	¼ MILE	½ MILE	1 MILE
Estimated Population 2021	1,473	5,377	24,278
Projected Population 2026	1,492	5,433	24,565
Average HH Income	\$93,884	\$91,782	\$97,908
Median Home Value	\$398,499	\$404,301	\$429,842
Daytime Demographics 16+	993	3,229	10,623
Some College or Higher	78.4%	75.6%	77.2%

\$93,884
Average Household Income
1 MILE RADIUS

37.6
Median Age
1 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4794/-122.609

5975 SE 52nd Ave	0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97206			
Population			
2021 Estimated Population	1,473	5,377	24,278
2026 Projected Population	1,492	5,433	24,565
2010 Census Population	1,318	4,955	22,734
2000 Census Population	1,252	4,730	21,785
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%
Historical Annual Growth 2000 to 2021	0.8%	0.7%	0.5%
2021 Median Age	37.6	37.6	37.4
Households			
2021 Estimated Households	654	2,327	10,165
2026 Projected Households	687	2,447	10,678
2010 Census Households	566	2,087	9,282
2000 Census Households	540	1,981	8,827
Projected Annual Growth 2021 to 2026	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2021	1.0%	0.8%	0.7%
Race and Ethnicity			
2021 Estimated White	81.8%	81.0%	79.9%
2021 Estimated Black or African American	1.8%	1.9%	2.0%
2021 Estimated Asian or Pacific Islander	8.7%	9.3%	9.7%
2021 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%
2021 Estimated Other Races	7.0%	7.1%	7.6%
2021 Estimated Hispanic	6.4%	6.8%	7.7%
Income			
2021 Estimated Average Household Income	\$93,884	\$91,782	\$97,908
2021 Estimated Median Household Income	\$81,805	\$81,892	\$86,456
2021 Estimated Per Capita Income	\$41,806	\$39,863	\$41,186
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.4%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.9%	3.8%
2021 Estimated High School Graduate	16.6%	18.1%	16.7%
2021 Estimated Some College	17.1%	18.5%	20.0%
2021 Estimated Associates Degree Only	8.9%	7.1%	5.8%
2021 Estimated Bachelors Degree Only	34.8%	32.0%	30.1%
2021 Estimated Graduate Degree	17.6%	18.0%	21.3%
Business			
2021 Estimated Total Businesses	128	369	901
2021 Estimated Total Employees	586	1,682	3,910
2021 Estimated Employee Population per Business	4.6	4.6	4.3
2021 Estimated Residential Population per Business	11.5	14.6	27.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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